



MAINE AFFORDABLE HOUSING COALITION

Joint Standing Committee on Housing & Economic Development

Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition, 3.4.25 in favor of LD546 Resolve, to Require the Preparation of Preapproved Building Types

Dear Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing and Economic Development.

My name is Laura Mitchell. I am the Executive Director of the Maine Affordable Housing Coalition. MAHC is a nonprofit with 140 member organizations working to create and preserve affordable homes for all Maine people.

Maine needs 80,000 new homes by 2030 for our residents and future workforce. The current market is broken in delivering this housing that is affordable for Maine people, yet we must catalyze private, market driven solutions with zero to low cost to the state's budget.

LD546 provides that framework for private developers and private investment to build housing that is affordable to Maine people in all counties.

According to research conducted by MAHC last year, the cost to build one unit of housing in Maine at best is running over \$300,000. About \$100,000 of that is from "soft costs" that include design, permitting, carrying costs during approvals, and more. LD546 provides a pathway to reduce these soft costs to lower the overall cost of developing much needed affordable housing in Maine.

LD546 is particularly important because housing is needed in every community in Maine, but many Maine communities don't have the staff time or expertise to review and approve new housing. These small Maine communities also lack the expertise to design and get these projects approved. LD546 makes meeting Maine's housing goals easy for TOWNS, catalyzes PRIVATE INVESTMENT, enables SMALL BUSINESS BUILDERS to get projects planned and ready to build, and provides a consistent framework for doing business in Maine that drives economic growth.

With the new Maine Office of Health & Human Services, we recommend this study sit under that new department.

MAHC appreciates your consideration of this bill, and asks for your support of LD546 so all Maine people have a place to call home. Housing is the solution for Maine's economy and health and LD546 is a low cost pathway to housing.

3i Housing of Maine
35 Weston Avenue
AARP Maine
ABG Consulting, Gray
Acorn Engineering, Inc.
Allied Cook Construction, Portland
Anew Development LLC, Portland
Apartments for People LLC, Belfast
Archetype Architects, Portland
Associated General Contractors of Maine
Auburn Housing Authority
Augusta Housing Authority
Avesta Housing, Portland
Bangor Area Homeless Shelter
Bangor Housing
Bangor Savings Bank
Bank of New Hampshire, Falmouth
Bath Housing
Bath Savings Institution
Belwether Enterprise
Benchmark Construction, Westbrook
Boston Financial Investment Management
Bowmer Constructors, Newport
Brunswick Housing Authority
Camden National Bank
Carpester Associates
Catholic Charities of Maine
CEI, Brunswick
CH Architecture, Portland
City of Portland Department of Housing
Clark Insurance, Portland
Community Concepts, Lewiston
Community Housing of Maine, Portland
Consigli Construction Co., Inc.
Cooperative Development Institute, South Freeport
Cooperative Fund of the Northeast
CREA, LLC
Crescent Associates, Westbrook
Cross Financial Corp., Portland
Cumberland County
Cumberland County
CWS Architects, Portland
Developers Collaborative, Portland
Development Services of New England, Freeport
Dovetail Consulting
DrummondWoodsum, Portland
Ducas Construction, Inc.
Dunbar & Brawn Construction
Eagle Point Development, LLC
East Peabody Consulting Group, Augusta
Eric Burmeister
Evernorth, Portland
Falmouth, Town of
Fort Fairfield Residential Development Corp.
Four Directions Development Corporation, Orono
Freeport Community Services
Freeport Housing Trust
Furniture Friends
Garrison Construction, Augusta
Gawron Turgeon Architects, Scarborough
Genesis Community Loan Fund, Brunswick
Gorham Savings Bank
Great Falls Construction, Gorham
Grommes Pulaski Consulting LLC, Portland
GrowSmart Maine
Habitat for Humanity of Greater Portland
Habitat for Humanity York County
Hick Lumber, Casco
Healthy Androscoquin, Lewiston
Herbert Construction
Home Start, Peaks Island
Homeless Voices for Justice, Portland
Housing Foundation, Orono
Housing Initiatives of New England, Portland
Housing Partnership, Portsmouth, NH
Hunt Capital Partners LLC, El Paso, TX
Hunt Institute, Rockland
Islesboro Affordable Property
Jensen Baird Gardner & Henry, Portland
John Antor, Consultant, Portland
Kaplan Thompson Architects, Portland
Kennebec Savings Bank, Augusta
Kennebec Valley Community Action, Waterville
Kennebec Savings
KeyBank
Knockout County Homeless Coalition
Lake City Investments, LLC
Landry/French Construction, Scarborough
LaRochelle Consulting, LLC, Augusta
Lassel Architects, South Berwick
LB Development Partners, Portland
LeadingAge Maine & New Hampshire
Lewiston Housing Authority
M&T Bank
Mechos Savings Bank
Maine Bureau of Veterans' Services
Maine Community Action Partnership
Maine Community Bank
Maine Department of Health & Human Services
Maine Equal Justice
Maine Immigrants' Rights Coalition
Maine Public Health Association
Maine Real Estate Managers Association
Maine State Building & Construction Trades
Maine Workforce Housing LLC, Portland
Mana en Mano, Milbridge
Mans Development LLC, Yarmouth
Mascoma Bank
Midcoast Regional Housing Trust
NBT Bank
Nickerson & O'Day, Inc., Bangor
North Haven Sustainable Housing
Norwalk Rental Housing
Norway Savings Bank
Old Town Housing Authority
Old Well C/Os, South Portland
Penobscot General Constructors
Penguin, Bangor
People's United Bank
PM Construction
Portland Builders
Portland Housing Authority
Preble Street, Portland
Preservation Management, South Portland
Preti Floherty, Portland
Raise-Op Housing Cooperative, Lewiston
Realty Resources Management
Rental Housing Alliance of Southern Maine
Rick Whiting
Rumford, Town of
Sanford Housing Authority
Scott Simons Architects, Portland
Sea Coast Management Company, Topsham
Shalom House, Portland
Silver Street Development Corporation, Portland
South Portland Housing Authority
Sparhawk Group, Yarmouth
St. Germain
Sunrise Opportunities, Machias
S.W. Cole Engineering, Gray
Schantz Company
TD Bank
Tedford Housing, Brunswick
The Caleb Group, Saco
The Eagle Point Companies, South Portland
The Housing Foundation
The Park Danforth, Portland
Thornton Tomasetti, Portland
Through These Doors, Portland
Total Construction Management, Winterport
TPD Construction Co., Sanford
United Way of Greater Portland
Utile, Inc.
Veterans Inc., Lewiston
Volunteers of America of Northern NE
Washington County Assoc for Ret. Citizens
Westbrook Housing Authority
Western Maine Community Action, E. Wilton
Winton Scott Architects
Wishcamper Companies, Portland
WNC & Associates
Wright-Ryan Construction, Portland
Yarmouth Housing Collaborative
Year-Round Housing Corp., Long Island
York County Community Action, Sanford
York Housing Authority
Zachos Construction, Freeport
Zero Energy Design
Zion Energy Services

Laura Mitchell
Maine Affordable Housing Coalition
LD 546

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